124.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,372,600 /	1,372,600
USE VALUE:	1,372,600 /	1,372,600
ASSESSED:	1,372,600 /	1,372,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT JESSICA J &
Owner 2:	WRIGHT CHRISTOPHER A
Owner 3:	
Street 1:	26 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRADLEY MORTON C JR -
Owner 2:	-
Street 1:	20 MAPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,850 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 3163 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14850.000	593,600		779,000	1,372,600
Total Card	0.341	593,600		779,000	1,372,600
Total Parcel	0.341	593,600		779,000	1,372,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.96 | /Parcel: 433.9

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
80085			05/11/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 124.0-0004-0006.0

!9653!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	700,300	0	14,850.	779,000	1,479,300	1,479,300	Year End Roll	12/18/2019
2019	101	FV	520,200	0	14,850.	822,200	1,342,400	1,342,400	Year End Roll	1/3/2019
2018	101	FV	520,200	0	14,850.	605,900	1,126,100	1,126,100	Year End Roll	12/20/2017
2017	101	FV	520,200	0	14,850.	579,900	1,100,100	1,100,100	Year End Roll	1/3/2017
2016	101	FV	520,200	0	14,850.	536,600	1,056,800	1,056,800	Year End	1/4/2016
2015	101	FV	483,400	0	14,850.	450,100	933,500	933,500	Year End Roll	12/11/2014
2014	101	FV	483,400	0	14,850.	439,700	923,100	923,100	Year End Roll	12/16/2013
2013	101	FV	483,400	0	14,850.	418,900	902,300	902,300		12/13/2012

PRINT

Date	Time
12/11/20	00:05:59

LAST REV

Date	Time
03/11/20	09:36:00

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADLEY MORTON	46604-470		12/5/2005	Change>Sale	750,000	No	No		SUBDIVISION PLAN 1682 OF 2005
	10311-526		7/13/1963			No	No		N

USER DEFINED

Prior Id # 1:	80085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2019	207	New Wind	8,000	C				2 replcmnt doors
10/30/2014	1464	Alterati	1,000					Replace corner sof
11/6/2006	954	Inter Fi	28,000			G8	GR FY08	FRAMING INSULATION
12/23/2005	1169	Inter Fi	270,000	O		G7	GR FY07	NEW KIT, BTHS, MEC
12/9/2005	1137	Inter-De	10,000	C		G7	GR FY07	
6/1/1998	340	Re-Roof	3,450					REROOF HOUSE/GARAG

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/14/2009	Meas/Inspect	372	PATRIOT
3/30/2006	MLS	MM	Mary M
3/28/2006	Permit Visit	BR	B Rossignol
3/28/2006	Fieldrev-Chg	BR	B Rossignol
3/27/2006	OWNR INFO	BR	B Rossignol
3/27/2006	Info Fm Plan	BR	B Rossignol
11/6/2000	Hearing Chag		
4/21/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14850		Sq. Ft.	Site		0	90.	0.58	10									778,952						779,000	

Total AC/HA:	0.34091	Total SF/SM:	14850	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	778,952	Spl Credit		Total:	779,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98196328
Const Adj.:	0.99989998
Adj $ / SQ:	127.642
Other Features:	116000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729275
Depreciation:	135645
Depreciated Total:	593630

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

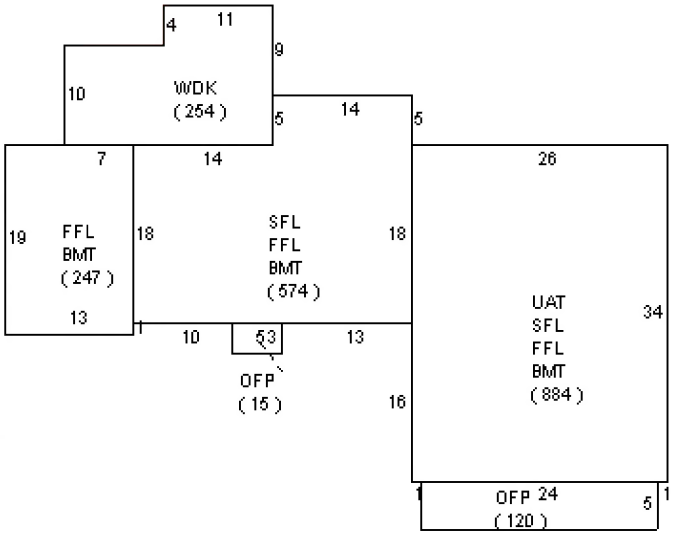
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.45
Special Features:	0	Val/Su Net:	108.36
Final Total:	593600	Val/Su SzAd	187.67

SKETCH



Sum Area By Label :
UAT = 884
SFL = 1458
FFL = 1705
BMT = 1705
OFP = 135
WDK = 254

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,705	38.290	65,289
FFL	First Floor	1,705	127.640	217,630
SFL	Second Floor	1,458	127.640	186,103
WDK	Deck	254	9.940	2,524
UAT	Upper Attic	221	51.060	11,284
OFP	Open Porch	135	28.720	3,877

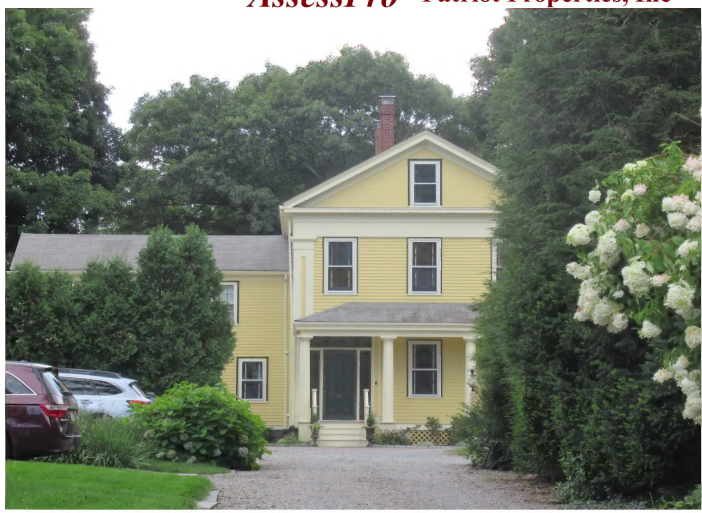
Net Sketched Area:	5,478			Total:	486,707
Size Ad	3163	Gross Are	6141	FinArea	3163

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x14	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	